

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: REINBECK
Local Government Number: 38G359

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REINBECK URBAN RENEWAL	38007	4

TIF Debt Outstanding: 967,463

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	109,793	59,834	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	229,095
Asset Sales & Loan Repayments:	0
Total Revenue:	229,095

Rebate Expenditures:	117,050
Non-Rebate Expenditures:	3,053
Returned to County Treasurer:	0
Total Expenditures:	120,103

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	218,785	175,780	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 628,575

Urban Renewal Area Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL
 UR Area Number: 38007
 UR Area Creation Date: 04/1991

Grant for small manufacturing firms, New industrial subdivision, public utilities and streets-southwest Reinbeck, renovation of Main Street, Senior housing, park improvements and pool replacement, daycare center, municipal buildings

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM	38125	38126	0
REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM	38127	38128	7,910,128
REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM	38137	38138	0
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM	38139	38140	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,121,785	18,934,610	11,578,700	5,801,400	0	-22,224	37,414,271	0	37,414,271
Taxable	501,462	10,552,916	10,420,830	5,221,260	0	-22,224	26,674,244	0	26,674,244
Homestead Credits									73

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

109,793

59,834

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 229,095
 Asset Sales & Loan Repayments: 0
Total Revenue: 229,095

Rebate Expenditures: 117,050
 Non-Rebate Expenditures: 3,053
 Returned to County Treasurer: 0
Total Expenditures: 120,103

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

218,785

175,780

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For REINBECK URBAN RENEWAL

Southridge Development

Description:	Develop Residential
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Parkview

Description:	Assist in building assisted living center
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For REINBECK URBAN RENEWAL

Parkview Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	335,000
Interest:	33,863
Total:	368,863
Annual Appropriation?:	Yes
Date Incurred:	09/16/2013
FY of Last Payment:	2023

2nd phase - Southridge Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	550,000
Interest:	48,600
Total:	598,600
Annual Appropriation?:	Yes
Date Incurred:	09/16/2013
FY of Last Payment:	2023

Non-Rebates For REINBECK URBAN RENEWAL

TIF Expenditure Amount:	3,053
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	Southridge Development

TIF Expenditure Amount:	0
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview

Rebates For REINBECK URBAN RENEWAL

1009 3rd Street

TIF Expenditure Amount:	33,100
Rebate Paid To:	Lincoln Savings Bank
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview
Projected Final FY of Rebate:	2023

Southridge

TIF Expenditure Amount:	83,950
Rebate Paid To:	Lincoln Savings Bank
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	Southridge Development
Projected Final FY of Rebate:	2023

Income Housing For REINBECK URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	3,053
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	3,053
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM
 TIF Taxing District Inc. Number: 38126

TIF Taxing District Base Year:	1990	UR Designation
FY TIF Revenue First Received:	1991	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,079,348	0	0	0	0	0	1,079,348	0	1,079,348
Taxable	482,492	0	0	0	0	0	482,492	0	482,492
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	359,326	482,492	0	482,492	9,262

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM
 TIF Taxing District Inc. Number: 38128

TIF Taxing District Base Year:	1990	UR Designation
FY TIF Revenue First Received:	1991	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,567,760	10,412,060	5,801,400	0	-22,224	32,758,996	0	32,758,996
Taxable	0	9,233,788	9,370,854	5,221,260	0	-22,224	23,803,678	0	23,803,678
Homestead Credits									73

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,991,454	20,789,766	7,910,128	12,879,638	362,738

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM
 TIF Taxing District Inc. Number: 38138

TIF Taxing District Base Year:	1998	UR Designation	
FY TIF Revenue First Received:	1999	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,366,850	1,166,640	0	0	0	3,533,490	0	3,533,490
Taxable	0	1,319,128	1,049,976	0	0	0	2,369,104	0	2,369,104
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	630,250	2,369,104	0	2,369,104	66,723

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM

TIF Taxing District Inc. Number: 38140

TIF Taxing District Base Year:	1998	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,437	0	0	0	0	0	42,437	0	42,437
Taxable	18,970	0	0	0	0	0	18,970	0	18,970
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	33,210	9,227	0	9,227	177

FY 2016 TIF Revenue Received: 0